



Fiscal Year 2026 Budget Presentation

JUNE 25, 2025|

ELLEN BUCHANAN, DIRECTOR & JIL DUNN, BUSINESS/PROJECT MANAGER



Created in 1978, the MRA operates in accordance with state law to revitalize Missoula's Urban Renewal Districts (URD). MRA partners with public and private entities to help improve economic vitality, create jobs and encourage investment in the Districts. MRA invests in public improvements like parks, trails, streets and sidewalks.

City of Missoula Strategic Goals

MRA staff ensures that TIF projects align with the City of Missoula 2024-2026 Strategic Goals:

- Community Safety, Health And Well-being
- Community Design And Livability
- Economic Health
- Organizational Excellence And Resilience

And considers decisions through 3 lenses:

Climate & Resilience | Equity | Housing



MRA Staff



Ellen Buchanan, Director

Annie Gorski, Deputy Director

Annette Marchesseault, Senior Project Manager

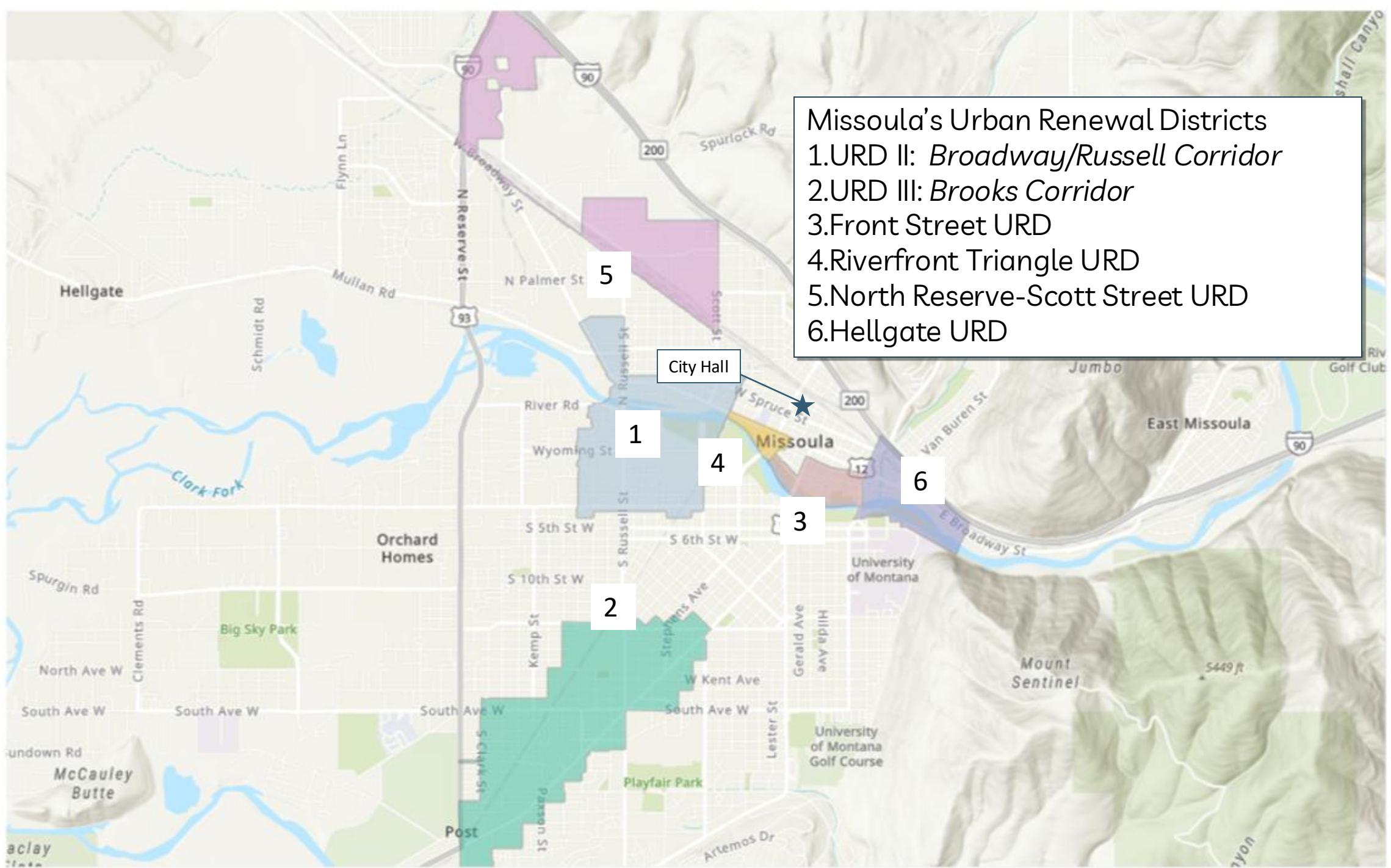
Michael Hicks, Redevelopment Project Manager

Jil Dunn, Business/Project Manager

Ashley Warren, Communications Specialist III

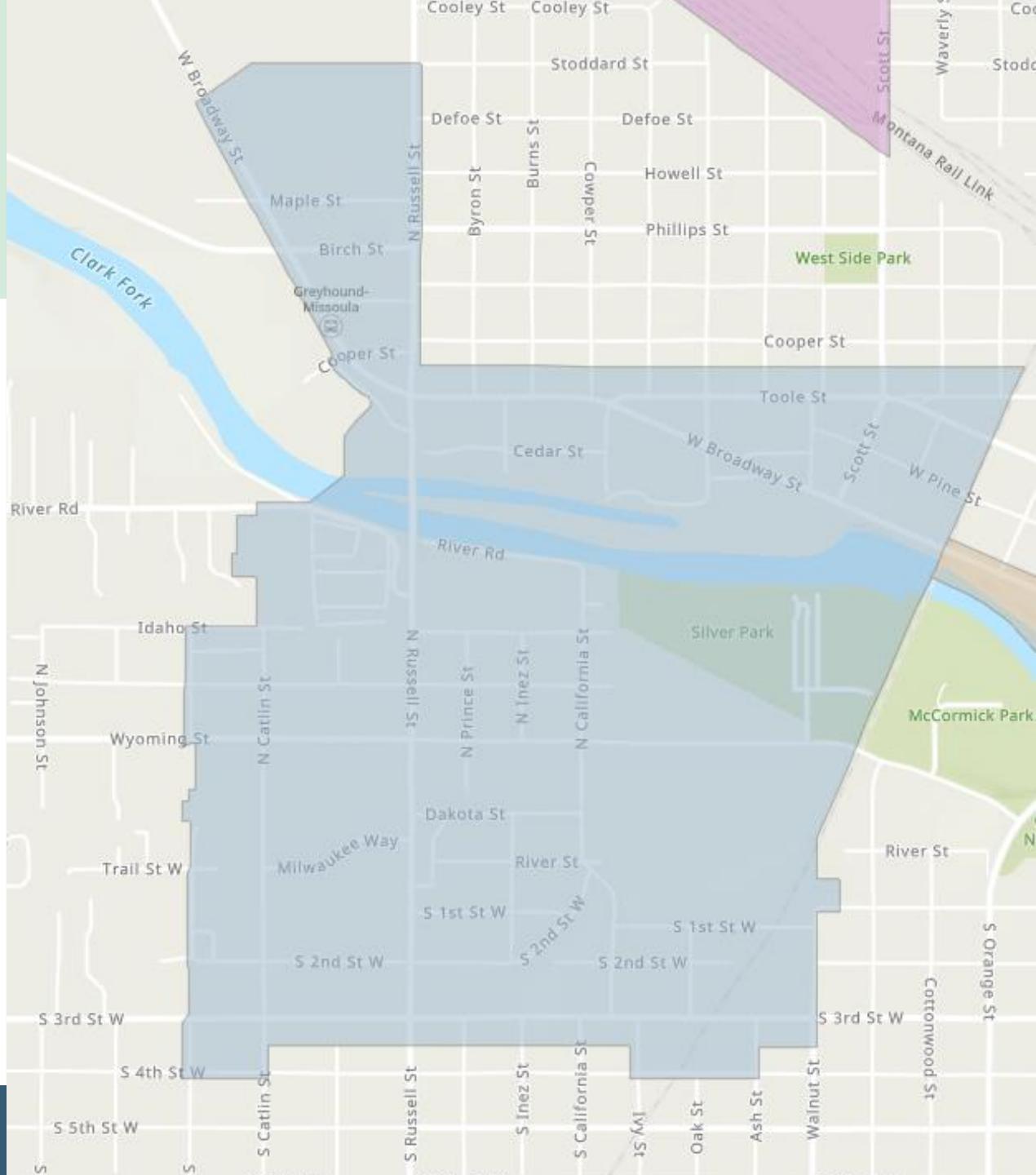
Lesley Pugh, Administrative Specialist III





Urban Renewal District (URD) II

- **FY25 Estimated Carry Over:** \$4,849,882
- **Revenue:** \$ 5,574,056
- **Debt Service:** \$1,376,215
- **Bonded Projects:** Old Sawmill District Lease Buyout, Brownfields Remediation, Safeway/City Shops, Silver Park/Wyoming Street/MRL Trestle, Intermountain Site, Bridge Apartments Acquisition
- **Total FY 26 Funds:** \$9,047,723
- **Committed Projects:** \$6,599,222
- **Projected FY26 Uncommitted Balance:** \$4,279,270
- **Bonding Capacity (4/10/25):** \$15.5 Million
- **Sunset Date:** June 30, 2031



URD II- 9 Year Exit Strategy Priority Projects

Sidewalk
Network
Buildout

Water Main
Network
Buildout

MRL Trestle
Trail

W. Broadway
River Corridor

Strategic
Land
Purchases

Bitterroot
Trail
Lighting

Civic Stadium
Infrastructure
Improvements



URD II Example Projects: **9 Year Exit Strategy**



Project: Sidewalks and Water mains



TIF: \$2,531,583



Strategic Plan Goals Met:



- Community Safety, Health, and Well-Being



URD II Example Projects: **9 Year Exit Strategy**



Project: MRL Trestle Trail



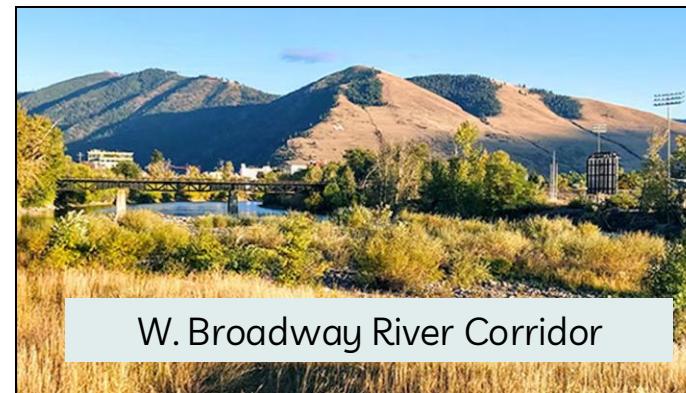
TIF: \$3.5 Million (estimate)



Strategic Plan Goals Met:



- Community Safety, Health, and Well-Being



Project: W. Broadway River Corridor



TIF: \$360,000 for planning, design, and engineering



Strategic Plan Goals Met:



- Community Safety, Health, and Well-Being
- Community Design and Livability

URD II Example Projects: Underway



Project: Trailfront Properties,
114 South Garfield, 8 units



TIF: \$257,233



Strategic Plan Goals Met:



**- Community Design &
Livability**



URD II Example Projects: **Underway**



Project: Opportunity Place, 24 Units



TIF: \$929,566



Strategic Plan Goals Met:



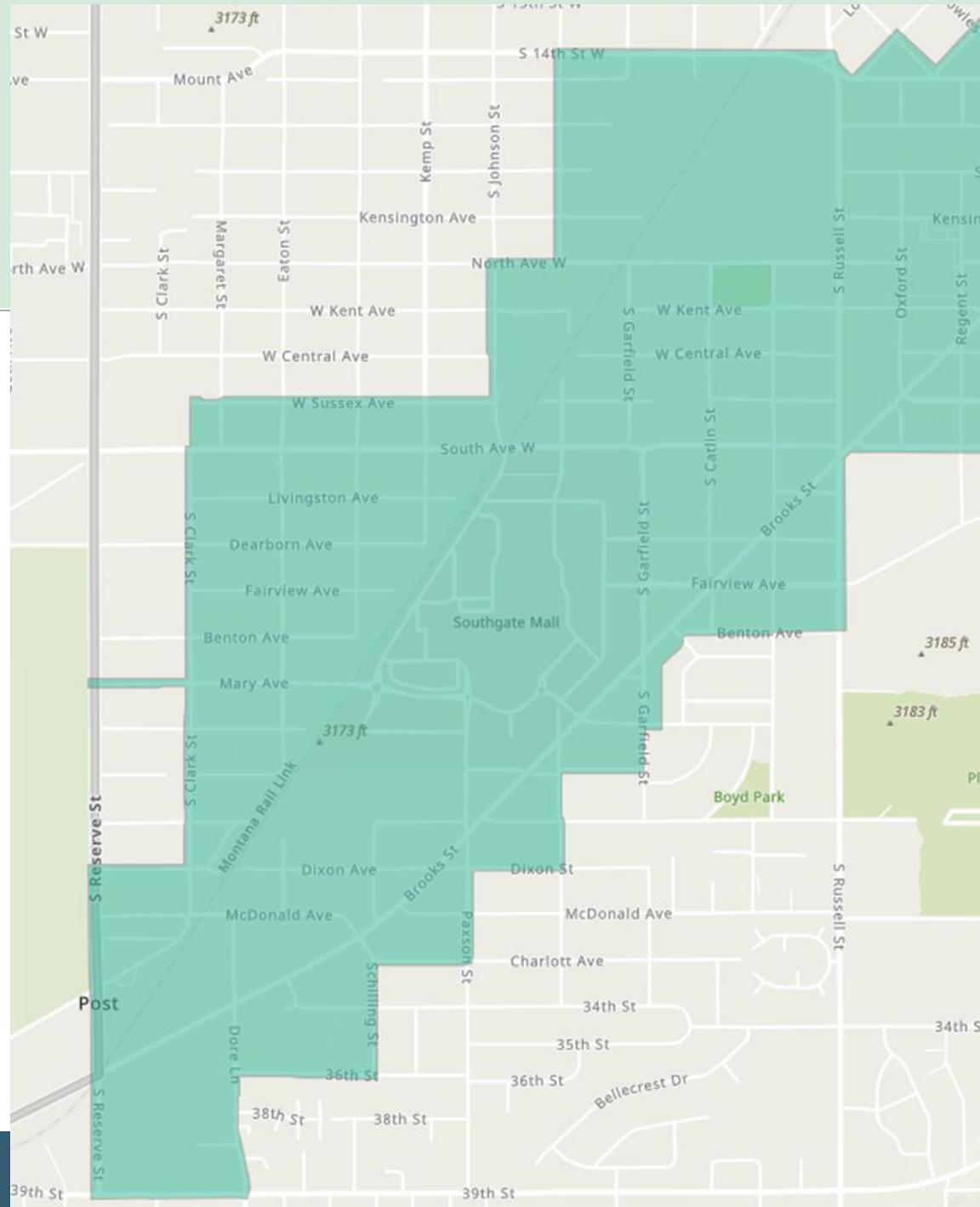
- Community Design & Livability
- Community Safety, Health & Well-being

Opportunity Place



Urban Renewal District (URD) III

- **FY25 Estimated Carry Over:** \$5,480,534
- **Revenue:** \$8,001,683
- **Debt Service:** \$1,284,277
- **Bonded Projects:** South Reserve Pedestrian Bridge, Mary Ave, MRL Property Purchase
- **Total FY 26 Funds:** \$12,197,939
- **Committed Funds:** \$7,336,543
- **Projected FY26 Uncommitted Balance:** \$5,965,165
- **Bonding Capacity (4/10/25):** \$44.7 Million
- **Sunset Date:** June 30, 2040



URD III Example Projects: Committed



Project: Water Network



TIF: \$561,913



Strategic Plan Goals Met:



- Community Design & Livability
- Community Safety, Health & Well-being



URD III Example Projects: Underway



Project: North MRL Triangle
Redevelopment Plan



TIF: \$265,413



Strategic Plan Goals Met:

- Community Design & Livability
- Community Safety, Health & Well-being



URD III Example Projects: Planning Completed



Project: Transform Brooks – Connect Midtown



RAISE Grant \$847,000; **TIF and MUTD Funding** \$109,197



Strategic Plan Goals Met:

- **Economic Health**
- **Community Safety, Health & Well-being**



Brooks Street in Midtown Missoula

URD III Example Projects: Completed



Project: Kent Ave.
Greenway



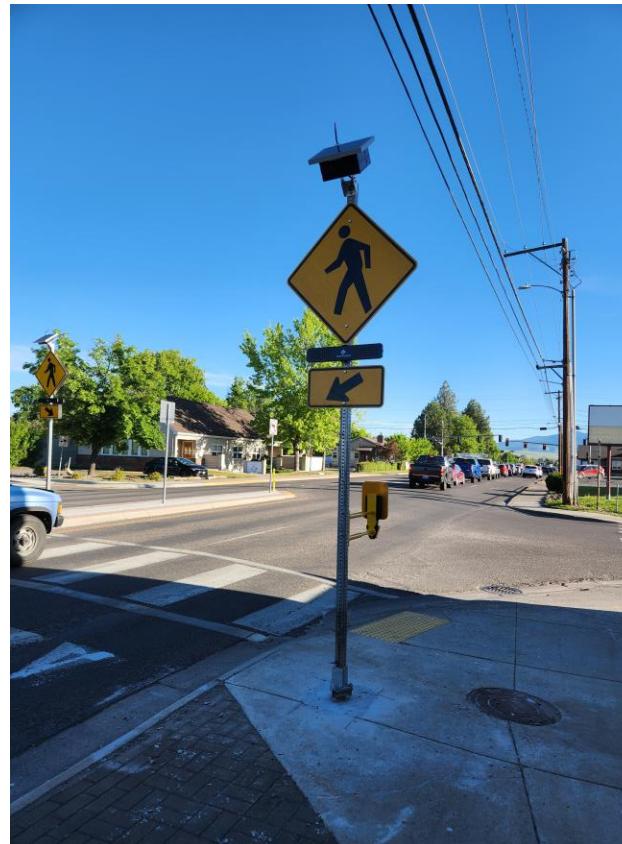
TIF: \$28,005



**Strategic Plan Goals
Met:**



- Community Design & Livability
- Community Safety, Health & Well-being



URD III Example Projects: Underway



Project: Bitterroot Trail Lighting



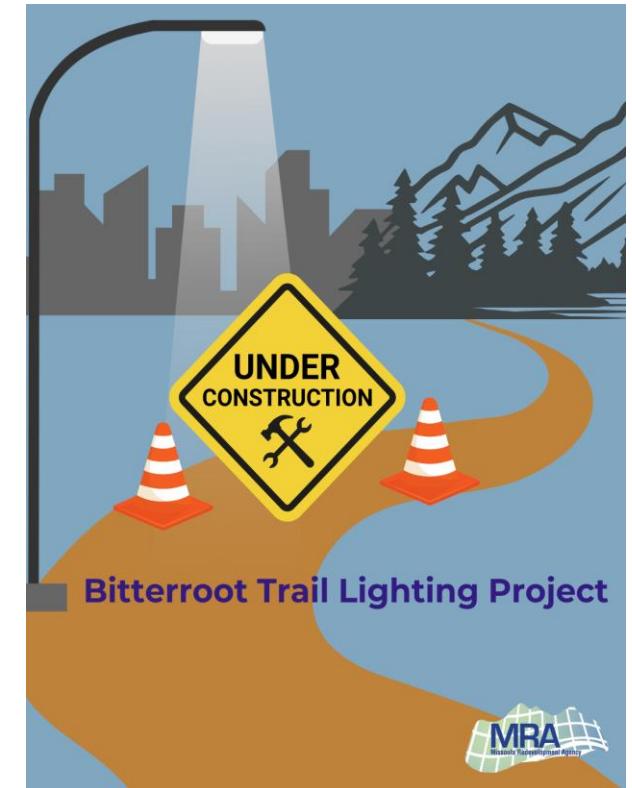
TIF: \$1,209,600 (URD II TIF: \$211,091)



Strategic Plan Goals Met:

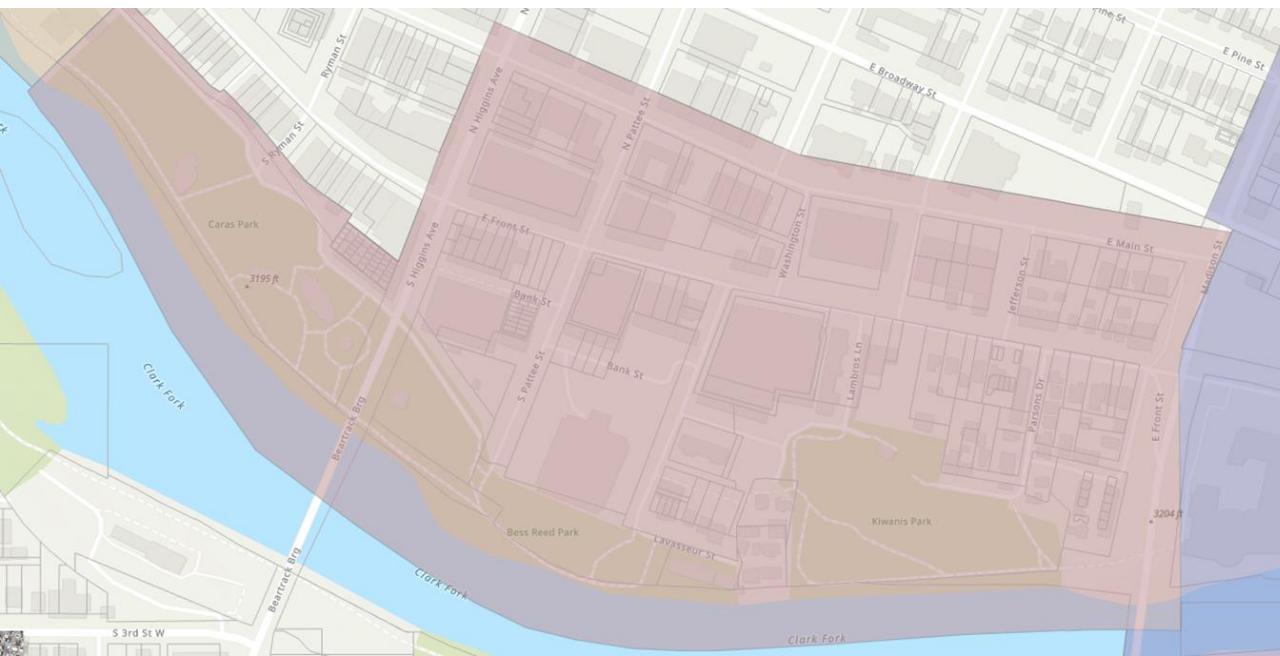


- Community Design & Livability
- Community Safety, Health & Well-being



Front Street Urban Renewal District (URD)

- **FY25 Estimated Carry Over:** \$2,476,110
- **Revenue:** \$ 2,471,563
- **Debt Service:** \$879,539
- **Bonded Projects:** First Interstate Bank, Park Place, ROAM Public Parking, Merc Hotel, AC Hotel
- **Total FY26 Funds:** \$4,068,134
- **Committed Funds:** \$1,534,838
- **Projected FY26 Uncommitted Balance:** \$2,303,130
- **Bonding Capacity (4/10/25):** \$15.1 Million
- **Sunset Date:** June 30, 2046



Front Street URD Example Projects: **Committed**



Project: 318-322 Levasseur,
23 Units



TIF: \$605,042



Strategic Plan Goals Met:



- Community Design & Livability**
- Economic Health**



Front Street URD Example Projects: Proposed



Project: Recreational Ribbon,
Caras Park



TIF: \$150,000 (estimated)



Strategic Plan Goals Met:



- Community Safety, Health and Well-being
- Community Design & Livability



Front Street URD Example Projects: **Committed**



Project: Downtown SAM: Front St., Main St., Higgins Ave, and Trail Connectivity



TIF: \$1M TIF Match for \$24.5M RAISE Grant



Strategic Plan Goals Met:

- Community Design & Livability
- Community Safety, Health & Well-being
- Economic Health



*Funding would be split between three URDs – Front Street, Riverfront Triangle & Hellgate

Front Street URD Example Projects: Complete



Project: Caras Park ADA River Access



TIF: \$100,00



Strategic Plan Goals Met:



- Community Design & Livability
- Economic Health



Front Street URD Example Projects: Committed



Project: Former Library Block
Redevelopment Plan



TIF: \$32,825



Strategic Plan Goals Met:



- Community Design & Livability
- Economic Health



Riverfront Triangle Urban Renewal District (URD)

- **FY25 Estimated Carry Over:** \$1,088,363
- **Revenue:** \$490,745
- **Debt Service:** \$94,391
- **Bonded Projects:** Stockman Bank
- **Total FY26 Funds:** \$1,484,717
- **Committed Funds:** \$227,714
- **Projected FY26 Uncommitted Balance:** \$1,257,003
- **Bonding Capacity (4/10/25):** \$3.3 Million
- **Sunset Date:** June 30, 2043



Riverfront URD Example Projects: Committed



Project: Downtown SAM: Front St., Main St., Higgins Ave, and Trail Connectivity



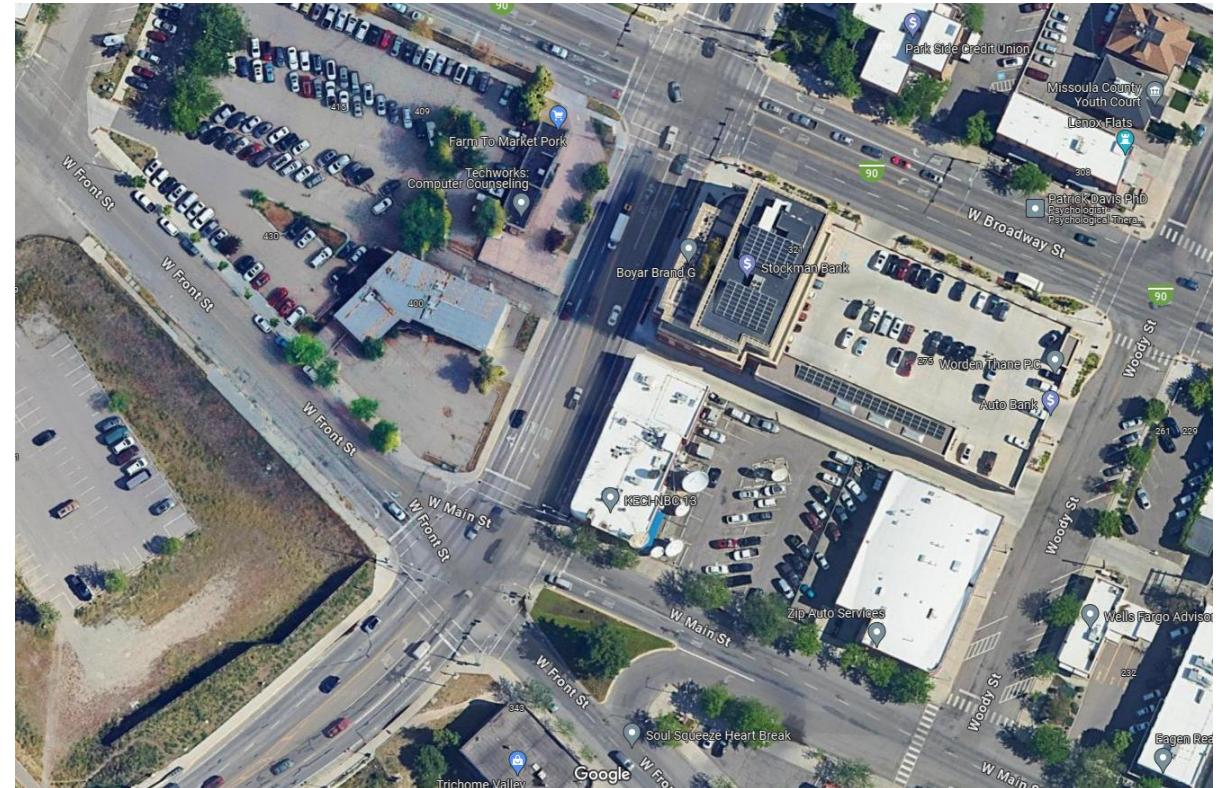
TIF: \$1M TIF Match for \$24.5M RAISE Grant



Strategic Plan Goals Met:

- Community Design & Livability
- Community Safety, Health & Well-being
- Economic Health

*Funding would be split between three URDs – Front Street, Riverfront Triangle & Hellgate



Intersection of Orange,
Main, and Broadway



Riverfront Triangle URD Example Projects - Aspirational

Project	TIF	Strategic Plan Goals Met
Riverfront Triangle Development	TBD	<ul style="list-style-type: none">Community Development & LivabilityEconomic Health
Riverfront Trail Connections	TBD	<ul style="list-style-type: none">Safety & Wellness



North Reserve-Scott Street Urban Renewal District (URD)

- **FY25 Estimated Carry Over:** \$4,778,537
- **Revenue:** \$2,383,009
- **Debt Service:** \$1,376,088
- **Bonded Projects:** Consumer Direct/Bretz RV Water Main Extension/Scott Street Village, Scott Street Property Acquisition, Ravara Housing Project
- **Total FY26 Funds:** \$5,785,458
- **Committed Funds:** \$2,436,942
- **Projected FY26 Uncommitted Balance:** \$3,155,210
- **Bonding Capacity (4/10/25):** \$9 Million
- **Sunset Date:** June 30, 2045



North Reserve-Scott Street URD Example Projects: Under Construction



Project: Ravara Redevelopment Project – infrastructure and workforce housing, 89 units



TIF: \$2,046,316 (FY26 remaining funding)



Strategic Plan Goals Met:

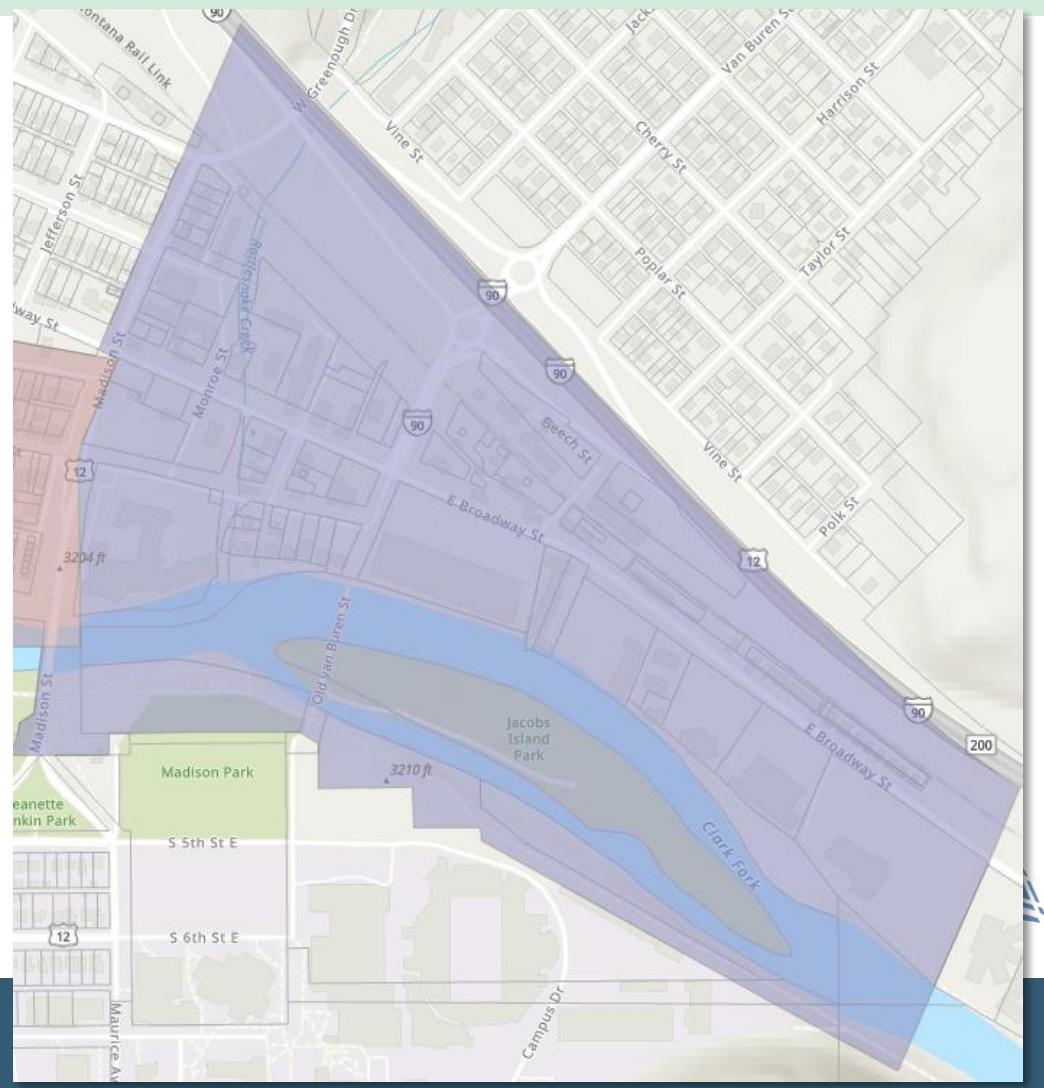
- Community Development & Livability
- Safety & Wellness
- Economic Health





Hellgate Urban Renewal District (URD)

- **FY25 Estimated Carry Over:** \$1,045,111
- **Revenue:** \$479,805
- **Debt Service:** None
- **Bonded Projects:** None
- **Total FY26 Funds:** \$1,524,916
- **Committed Funds:** \$1,061,014
- **Projected FY26 Uncommitted Balance:** \$463,902
- **Bonding Capacity (4/10/25):** \$4.9 Million
- **Sunset Date:** June 30, 2030



Hellgate URD Example Projects: Committed



Project: Downtown SAM: Front St, Main St, Higgins Ave, and Trail Connectivity



TIF: \$1M TIF Match for \$24.5M RAISE Grant



Strategic Plan Goals Met:



- Community Design & Livability
- Community Safety, Health & Well-being
- Economic Health

*Funding will be split between three URDs – Front Street, Riverfront Triangle & Hellgate



Hellgate URD Example Projects: Committed



Project: Railroad Quiet Zone



TIF: \$190,572



Strategic Plan Goals Met:

- Community Design & Livability
- Community Safety, Health & Well-being

Intersection of Greenough Dr, Spruce St, and Madison St at the Railroad Crossing



Community Investment Program Requests From Other Departments:

Project	Department	Status	Cost estimate
W. Broadway River Corridor Design & Engineering URD II	Parks and Recreation	New	\$300,000
Downtown Lions Park URD II	Parks and Recreation	Carryover Not Approved	\$140,000
Broadway/Toole/California St. Roundabout Waterline URD II	Public Works & Mobility	New	\$420,000
Russell Street Pedestrian Lighting URD III	Public Works & Mobility	New	\$250,000
Downtown Safety, Access, and Mobility Hellgate URD, Front Street URD, URD II	Public Works & Mobility	Carryover MRA Board Approved	\$1,000,000
Railroad Quite Zone Hellgate URD	Public Works & Mobility	Carryover MRA Board Approved	\$190,572



**MRA
Funded
Housing
since 1978**



\$10.2 million

TIF Funds
spent on
completed
housing
projects

1,965

Housing Units
Including **848** income
qualified units



\$18.1 million

TIF Funds
committed for
projects planned
or underway

558

Housing Units



TOTAL:

2,523
Housing Units

Including

An estimated **919**
income qualified units

\$28.3 million

**TIF funds
dedicated to
housing to date**

*Based on current estimates as of January 2025

MRA Communications Update

First half of 2025

- MRA staff and Board members engaged **855** community members at in person and online events.
- Hosted **3** Public Workshops or Open Houses
- **89** Articles about MRA projects in local media
- **7** Working Group Meetings

UPCOMING OUTREACH

- Farmer's Markets: July 12, August 9
- PaddleHeads Housing Night: July 17
- City Chats in the Park: McCormick Park, September 18
- Downtown SAM Public Meeting: Fall 2025



Thank you!

Questions?



Visit [MRA's website](#) to see monthly financial reports.

